

## Al Minner, City Manager

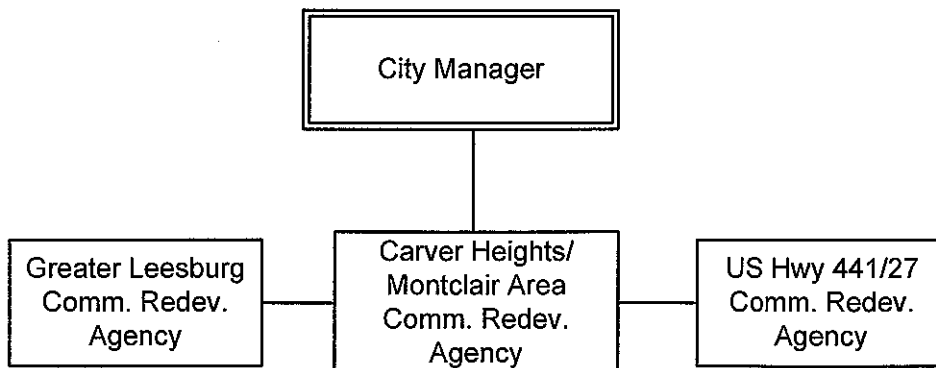
The City of Leesburg created the Carver Heights/ Montclair Area Community Redevelopment Agency (CHCRA) on December 10, 2001 (Ordinance 01-61). The trust fund is effective for 15 years expiring on September 30, 2016 pursuant to Section 163.512 Florida Statutes. The trust generates the majority of its annual income from tax increment revenues. The base year was established in 2001 with an assessed taxable value of \$57,980,259. The purpose of creating the CRA was to identify and address blighted conditions and to enable the City to establish a mechanism to finance redevelopment projects through Tax Increment Financing (TIF). The boundaries of the CHCRA are generally County Road 468 to the east, the West Fork Road to the west, the Leesburg city limits to the north, and Center Street/ Montclair Road to the south.

The Carver Heights Redevelopment Plan identified the following five (5) most crucial projects:

- Develop Senior Housing
- Develop infrastructure and pedestrian support (sidewalk) facilities
- Develop a comprehensive recreation program and facilities
- Commercial and single home development
- Develop gateways into the community

The Carver Heights/ Montclair Area Community Redevelopment Agency works with assistance from the Community Development Corporation. All projects/fund disbursements must be in accordance with the Carver Heights Redevelopment Plan and approved by the CRA.

### Organization Chart:



## Carver Heights/ Montclair Area Community Redevelopment Agency

### Description

**Total  
Department  
Budget**  
\$ 209,339

**Values & Goals**

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**Value:** Excellence in All We Do

**Goals:**

- ◆ Market vacant land owned by the CRA to facilitate single family home development.
- ◆ Coordinate with Lake Community Action Agency to leverage their Weatherization Program funding with the Carver Heights CRA funding for housing rehabilitation.
- ◆ Improve relationships and marketing efforts to incorporate the Enterprise Zone incentives offered for small businesses in the zone.
- ◆ Improve the housing conditions in the Carver Heights CRA.
- ◆ Provide for more recreational amenities for residents in the area.
- ◆ Pursue funding to construct a neighborhood center in the Carver Heights community.

**Value:** Open, Accessible Government

**Goals:**

- ◆ Coordinate with CRA advisory boards for redevelopment projects.
- ◆ Expand the Carver Heights CRA boundaries
- ◆ Hold meetings to discuss needs, concerns and issues affecting the Carver Heights Community.
- ◆ Provide information to CRA community on redevelopment project/programs

**Value:** Fiscal Responsibility

**Goals:**

- ◆ Increase the Carver Heights CRA timeframe from 15 years to 30 years
- ◆ Develop partnerships for redevelopment of residential and commercial properties
- ◆ Market Carver CRA for public and private investment
- ◆ Obtain additional funding to reduce total project cost to CRA

**Major Accomplishments:**

- Park Pavilion completed at Berry Park, including park benches and trash receptacles.
- Conducted successful project REFRESH neighborhood cleanup in collaboration with community organizations and the National Relief Network Organization.
- Assisted West Leesburg Community Development Corporation with organized neighborhood meetings
- Rehabilitation of five single family homes in partnership with Lake Community Action Agency's Weatherization Program

**Performance Measures:**

	<u>2012-13</u>	<u>2013-14</u>	<u>2014-15</u>
Land Acquired (lots/homes/units)	1	15	8
Community Meetings	12	12	5
West Leesburg CDC Board Meetings	12	12	4
Community Cleanup projects	1	1	5
Charets (Visionary planning sessions)	3	1	1
Workshops/ Conferences	5	3	12

## Revenue Sources and Appropriations

## Carver Heights/ Montclair Area CRA Fund

### Revenue Sources and Appropriations & Revenue Detail

	ACTUAL 2011-12	ACTUAL 2012-13	ADOPTED 2013-14	PROJECTED 2013-14	ADOPTED 2014-15
<b>REVENUE SOURCES</b>					
Taxes	0	68,587	75,693	75,693	75,683
Intergovernmental Revenue	96,106	253,703	88,196	1,121,668	94,152
Miscellaneous Revenues	3,398	5,246	1,000	1,000	0
Other Sources	78,486	351	45,624	213,437	39,504
<b>TOTAL REVENUE SOURCES</b>	<b>177,990</b>	<b>327,887</b>	<b>210,513</b>	<b>1,411,798</b>	<b>209,339</b>

<b>APPROPRIATIONS</b>					
CRA	456,690	501,227	210,513	1,411,798	209,339
<b>TOTAL APPROPRIATIONS</b>	<b>456,690</b>	<b>501,227</b>	<b>210,513</b>	<b>1,411,798</b>	<b>209,339</b>

### Revenue Detail

	ACTUAL 2011-12	ACTUAL 2012-13	ADOPTED 2013-14	PROJECTED 2013-14	ADOPTED 2014-15
<b>TAXES</b>					
33101 Current Property Taxes	0	68,587	75,693	75,693	75,615
<b>TOTAL TAXES</b>	<b>0</b>	<b>68,587</b>	<b>75,693</b>	<b>75,693</b>	<b>75,615</b>
<b>INTERGOVERNMENTAL REVENUES</b>					
33156 Federal Grant - C.D.B.G.	0	75,000	0	749,470	0
33159 Sub Recipient	0	94,504	0	284,002	0
33731 Lake County/Redevelopment	96,106	84,199	88,196	88,196	94,152
<b>TOTAL INTERGOVERNMENTAL</b>	<b>96,106</b>	<b>253,703</b>	<b>88,196</b>	<b>1,121,668</b>	<b>94,152</b>
<b>MISCELLANEOUS REVENUES</b>					
36110 Interest on Investments	1,639	3,471	1,000	1,000	0
36130 Gain/Loss Investments	1,498	1,765	0	0	0
36210 Rental Property Income	20	10	0	0	0
36906 Miscellaneous Reimbursement	241	0	0	0	0
<b>TOTAL MISCELLANEOUS REVENUES</b>	<b>3,398</b>	<b>5,246</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>
<b>OTHER SOURCES</b>					
38110 From Gen. Fund/Ad Valorem	78,486	0	0	0	0
38111 From Gen. Fund/ Operating Exp	0	351	45,624	45,624	0
38113 From NSP Housing Fund	0	0	0	0	39,572
38891 Fund Balance Appropriated	0	0	0	167,813	0
<b>TOTAL OTHER SOURCES</b>	<b>78,486</b>	<b>351</b>	<b>45,624</b>	<b>213,437</b>	<b>39,572</b>
<b>TOTAL RESOURCES</b>	<b>177,990</b>	<b>327,887</b>	<b>210,513</b>	<b>1,411,798</b>	<b>209,339</b>

**Carver Heights/  
Montclair Area  
CRA Fund**

**Appropriations  
Detail**

**Appropriations Detail**

**Account # 017-6190-559**

	ACTUAL 2011-12	ACTUAL 2012-13	ADOPTED 2013-14	PROJECTED 2013-14	ADOPTED 2014-15
<b><u>OPERATING EXPENSES</u></b>					
31xx Professional Services	17,964	1,200	120	59,590	126
3410 Contract Services	(37)	412	0	4,783	0
3499 Inter Dept Contract Oblig	57,829	42,303	0	0	0
4010 Travel	0	172	350	350	750
4110 Communication	313	31	370	370	150
4210 Postage	14	69	25	25	25
4310 Utilities	415	99	100	100	100
4510 Insurance	2,780	3,110	3,110	3,110	2,500
4620 Repairs & Maintenance/Building	0	0	500	1,750	0
4631 Repairs & Maint/Internal IS Maint	160	160	200	200	0
4710 Printing & Binding	7	0	75	75	75
4911 Advertising-Other Ads	125	696	200	1,213	200
4920 Other Current Charges	175	175	175	175	175
5210 Operating Supplies	196	334	200	200	200
5410 Publications & Memberships	195	245	195	195	195
5520 Training	295	345	1,000	1,000	350
<b>TOTAL OPERATING EXPENSES</b>	<b>80,431</b>	<b>49,351</b>	<b>6,620</b>	<b>73,136</b>	<b>4,846</b>
<b><u>CAPITAL OUTLAY</u></b>					
6110 Land Costs	107,805	85,482	0	286,748	0
6210 Buildings	180	14,167	0	382,770	0
6310 Improvements other than Bldgs	28,848	138,284	0	0	0
6410 Machinery & Equipment	0	0	0	1,493	0
<b>TOTAL CAPITAL OUTLAY</b>	<b>136,833</b>	<b>237,933</b>	<b>0</b>	<b>671,011</b>	<b>0</b>
<b><u>DEBT SERVICE</u></b>					
7117 2008 Rev Note Principle	160,739	167,903	178,644	178,644	183,204
7217 2008 Rev Note Interest	42,764	35,756	25,249	25,249	20,789
731x Fees	250	0	0	0	500
<b>TOTAL DEBT SERVICE</b>	<b>203,753</b>	<b>203,659</b>	<b>203,893</b>	<b>203,893</b>	<b>204,493</b>
<b><u>GRANTS AND AIDS</u></b>					
8210 Local Contributions	0	0	0	463,758	0
8212 BRAGG- Business Redevelop	530	0	0	0	0
8213 Housing Rehab Program	35,143	10,284	0	0	0
<b>TOTAL GRANTS &amp; AIDS</b>	<b>35,673</b>	<b>10,284</b>	<b>0</b>	<b>463,758</b>	<b>0</b>
<b><u>OTHER USES</u></b>					
9101 Transfer to General Fund	0	0	0	0	0
9910 Reserve for Future	0	0	0	0	0
<b>TOTAL OTHER USES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL APPROPRIATIONS</b>	<b>456,690</b>	<b>501,227</b>	<b>210,513</b>	<b>1,411,798</b>	<b>209,339</b>

## Appropriations Summary

	ADOPTED 2013-14	ADOPTED 2014-15	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	6,620	4,846	(1,774)	-26.80%
Debt Service	203,893	204,493	600	0.29%
<b>TOTALS</b>	<b>210,513</b>	<b>209,339</b>	<b>(1,174)</b>	<b>-0.56%</b>

Carver Heights/  
Montclair Area  
CRA Fund

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Appropriations  
Summary